



WHOLE
FOODS
MARKET

Sur La Table

Z GALLERIE
Uncover your style. Discover Z Gallerie.™

charming
CHARLIE

DSW

BUTTON UP

west elm

Yard House
RESTAURANTS

AVEDA
the art and science of pure flower and plant essences™

lucy

Z GALLERIE
Uncover your style. Discover Z Gallerie.™

MCCORMICK
& SCHMICK'S
SEAFOOD RESTAURANTS

CHICO'S
Coldwater Creek

ORVIS
SPORTING TRADITIONS
Since 1856

ANTHROPOLOGIE

pet food express

Mikuni
japanese restaurant & sushi bar

THE *f*OUNTAINS

retail*west*



Fountains at Roseville is a 330,000 square foot unique outdoor shopping experience conveniently located near Highway 80 and Highway 65 at Galleria Boulevard & Roseville Parkway, the trade areas busiest retail intersection. Here you have Westfield's 1.5 million square foot Galleria at Roseville grossing over \$600 per square foot with an average of 14 million shoppers a year and additionally two power centers totaling over 700,000 square feet.

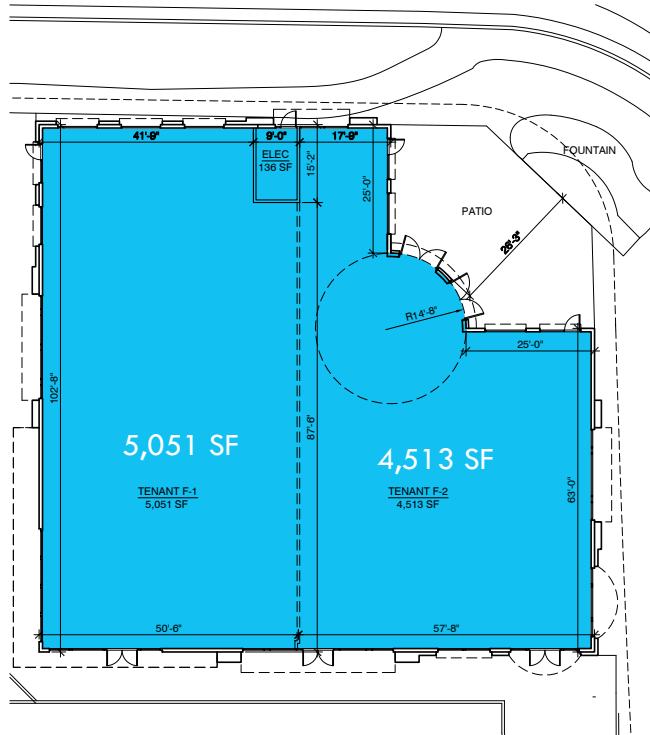
The Trade Area Fountains at Roseville is located in one of the most dynamic and affluent trade areas in the Greater Sacramento region. In the last decade Placer County saw a growth rate of 42.5% and an increase in housing units of nearly 50%, placing it in the top 1% of fastest growing counties in the nation.

By 2013, the center's primary trade area is projected to encompass 657,457 residents earning an average household income of \$82,673. Within a 3 mile radius you have a daytime population of 104,333. This includes Sutter Medical Center and Kaiser Permanente, the regions two major hospitals that are within two miles from the site.

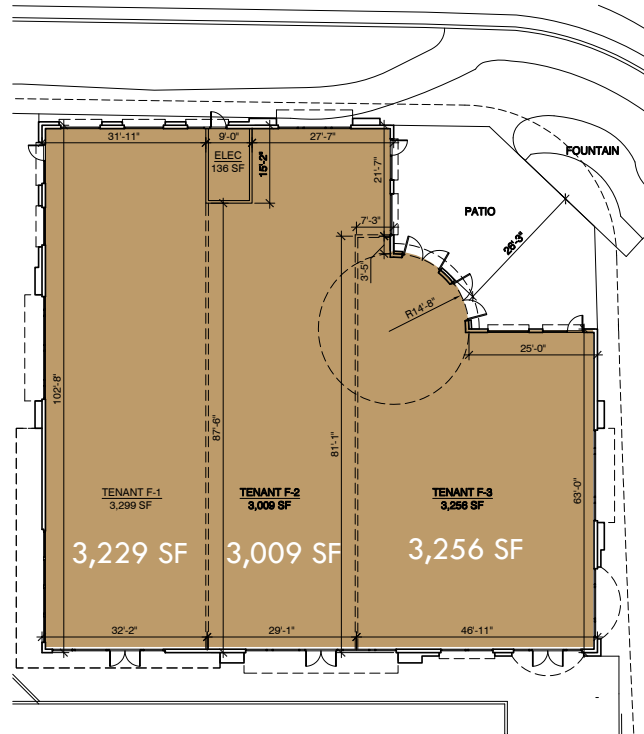
The Place Fountains at Roseville is designed in the style of a European main street with a majestic fountain as the central focal point. There are also sculptures, a fire pit, park benches to relax by, a children's interactive fountain, and train ride for kids of all ages. There are many events hosted throughout the year including a summer concert series June through September brining an attendance of 15,000 and a monthly "First Friday" art walk bringing 1,500 to 2,000 visitors. This coupled with Whole Foods as the center's anchor, 8 full-service restaurants, 4 quick-serve eateries, and a main street filled with national and regional apparel boutiques, Fountains at Roseville has naturally become a place for families of Placer County and beyond to shop eat and play.



9,700 SF PAD F - CONCEPTUAL DEMISING PLANS



OPTION A



OPTION B



OPTION C

9,700 SF (DEMISIBLE) PAD F RENDERINGS



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- 1 Restaurant A 7,600 SF
- 2 Restaurant B 8,000 SF
- 3 Hotel 55,700 SF
(4 story, 150 rooms)
- 4 Retail P 16,000 SF
- 5 Retail N 9,950 SF
- 6 Major 6 55,000 SF
- 7 Major 7 28,000 SF
- 8 Major 8 40,000 SF

PHASE 2

LEASE PENDING

AVAILABLE

PARKING CALCULATIONS - PHASE 2

TOTAL SITE AREA: +/- 22.9 AC

OCCUPANCY	PKG RATIO	BLDG AREA	PARKING
RETAIL	1/300	140,950 SF	470
RESTAURANT	1/100		
GROUND FLR		23,600 SF	236
OUTDOOR DINING			
HOTEL	1 / 1 ROOM	55,700 SF	150
TOTAL		220,250 SF	856 STALLS
CARRY-OVER OF PHASE 1 PARKING:			60
TOTAL REQUIRED:			916 STALLS
PARKING PROVIDED			1,183 STALLS

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Grocery

Whole Foods

Restaurants

Big Spoon Yogurt

Boudin SF

California Pizza Kitchen

Dave & Busters

Jacks Urban Eats

McCormick & Schmick's

Miabella Gelato

Mikuni

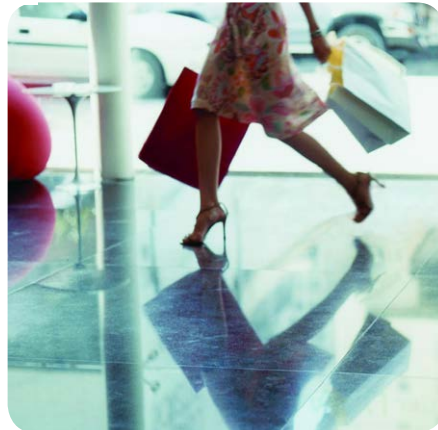
Noodles & Co

Peets Coffee & Tea

Pressed Juicery

Yardhouse

Zocalo



Apparel - Men's

Jos A Bank

Apparel - Women's

Anthropologie

Boulevard de Amelie

Button Up Boutique

Chico's

Lane Bryant

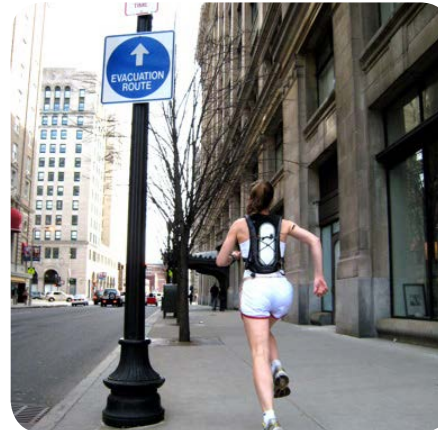
Lucy

Soma Intimates

White House | Black Market

Apparel - Children

crazy8



Shoes

DSW

New Balance

Sole Desire Shoes

Sporting Goods

Orvis

Home Furnishings

Furnitalia

Sur la Table

West Elm

Z Gallerie

Pets

Pet Food Express



Spa and Salon

Willow by Aveda

European Wax

Joli Nail Spa

Rock Hill Lavender

Specialty & Services

TD Ameritrade

Fountains Dental Excellence

Steiber's Sweet Shoppe

Kenny G & Co Fine Jewelers

California Closets

Accessories

Sunglass Hut

Vera Bradley

Charming Charlie



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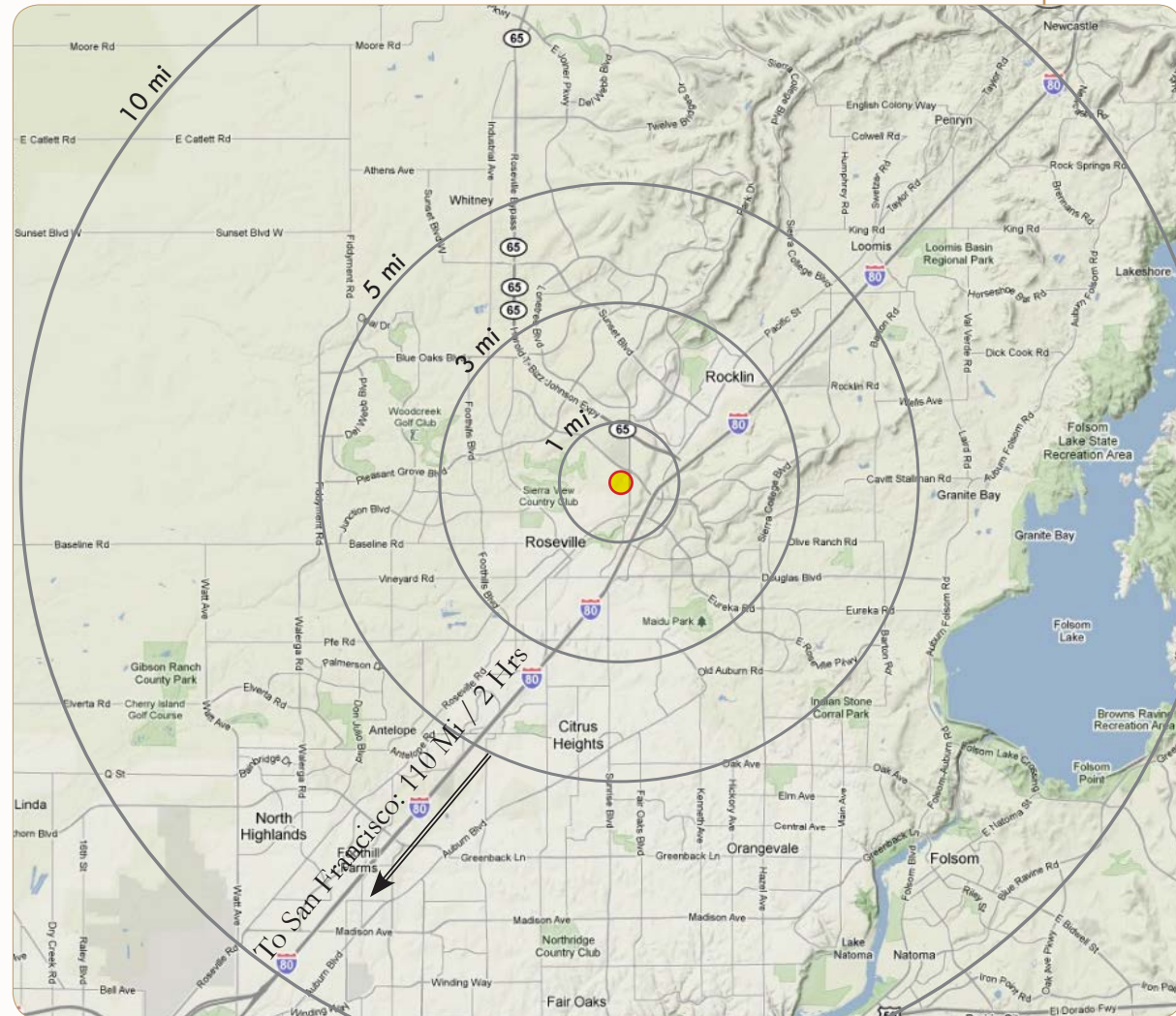
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2013 DEMOGRAPHICS

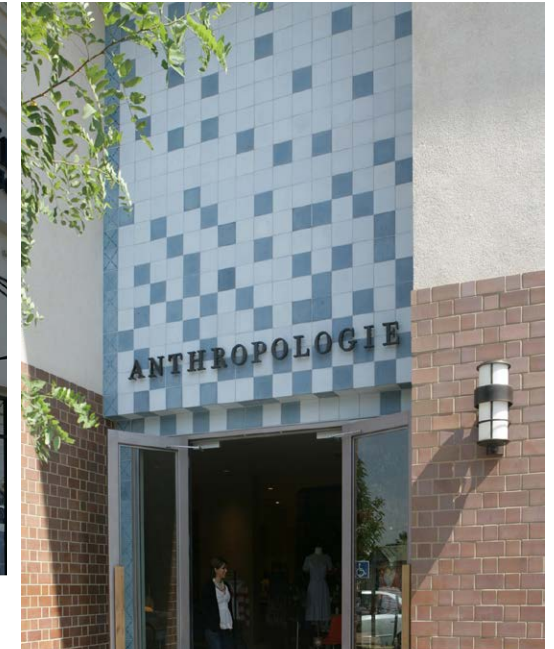
Distance	1 mi	3 mi	5 mi	10 mi
Est. Population (2013)	7,502	104,333	231,701	657,457
Households	2,969	40,309	86,147	244,223
Employees	12,187	64,919	95,270	205,291
White Collar	69.6%	69%	69.7%	67.2%
Bachelor Degree Only	28%	22%	22.9%	20.7%
Median Age	33.1	36	37.4	37.9
Median Household Income	\$69,057	\$68,649	\$76,075	\$69,558
Avg. Household Income	\$77,116	\$80,939	\$88,336	\$82,673
White	80.6%	80.7%	81.3%	77.9%
Black	2.1%	1.7%	1.9%	4.2%
Asian or Pacific Islander	7.1%	7.2%	7.2%	7.0%
Hispanic	15.6%	16.5%	14.5%	15.1%

MAJOR EMPLOYERS (NON-GOV'T)

Hewlett-Packard Co	3,600
Kaiser Permanente	2,670
Thunder Valley Casino	1,700
Sutter Health	1,540
PRIDE Industries	1,460
Union Pacific RR	1,400
Wells Fargo & Co	1,320
NEC Electronics	820
Safeway	750
PG&E	660



THE *f*OUNTAINS



an Inter-Cal Real Estate
Corporation Development

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